

**REQUEST FOR
ACTION BY:
TOWN OF CLARENCE, N.Y.**

- ☒ Appeal Board
☐ Planning Board
☐ Town Board

- ☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Brad Packard

Date October 31, 2012

Action Desired Applicant is requesting a 13.69' variance to allow for the creation of a new building lot having 111.31' of public road frontage at 8880 Clarence Center Road in the Residential Single Family zoning district.

Reason _____

Town Code Reference:

Section 229-50 (A)

PLEASE PRINT

Name Kenneth Thompson

Address 8820 Clarence Center Road

Clarence Center NY 14032

Town/City Clarence Center **State** NY **Zip** 14032

Phone 741-2440

Signed SIGNATURE ON FILE

Requests for action on zoning should be filled out completely in above spaces if practicable, otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐

Rejected ☐ by on 19

Approved ☐

Rejected ☐ by on 19

Published (Attach Clipping) on 19

Hearing Held by on 19

Final Action Taken

Approved ☐

Rejected ☐ by on 19

Published (Attach Clipping) on 19

Filed with Town Clerk on 19

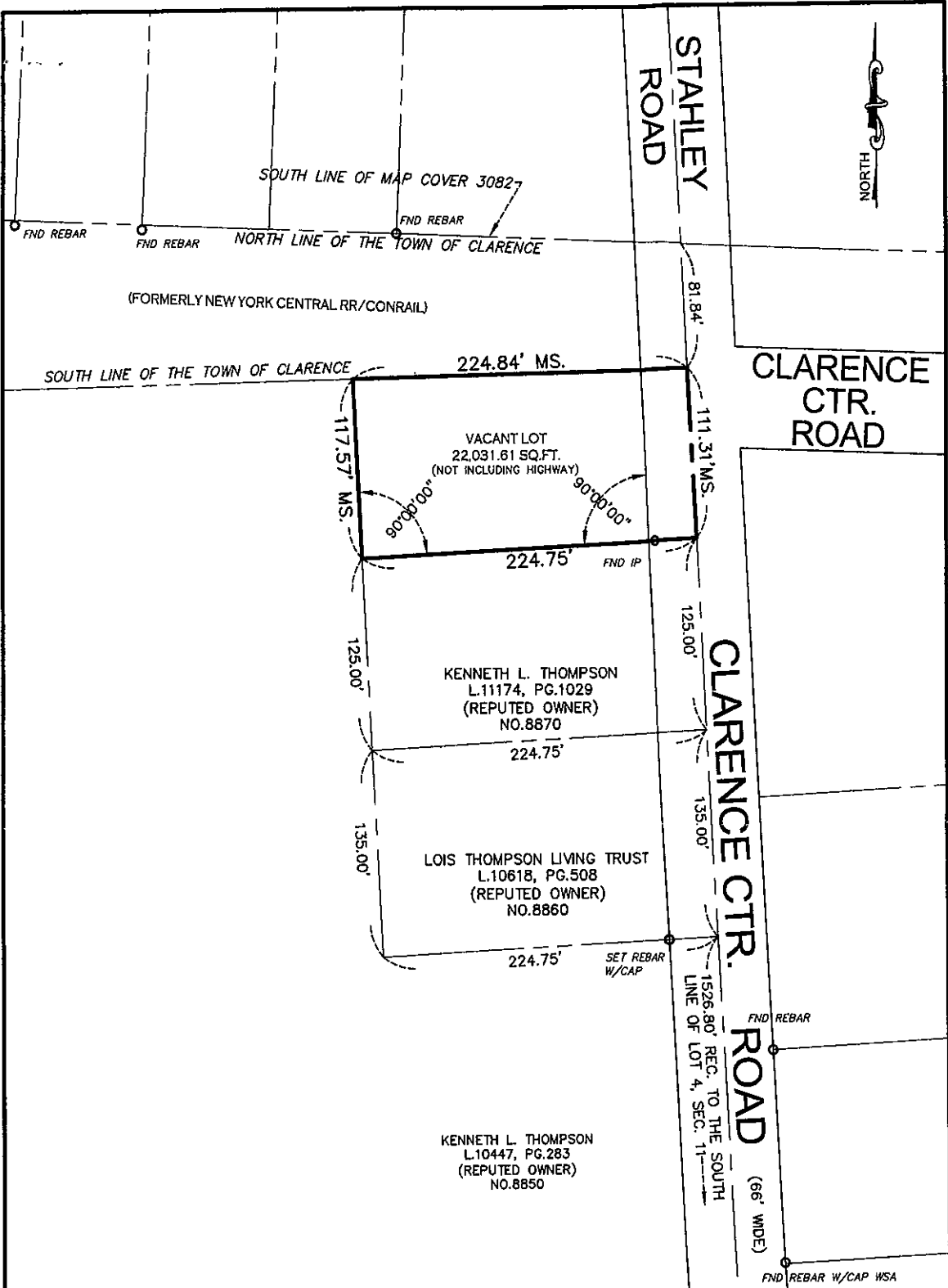
Filed with County Clerk on 19

Variance request for 8880 Clarence Center Road, Kenneth and Dawn Thompson

- Requesting a 13.69' variance to allow for a 111.31' wide building lot with sewers (see attached survey);
- Town of Clarence owns property directly North of lot (bike path), we own all properties to the South and West of lot (20 acres);
- Lot to be deeded to our daughter to build single family home; she works at our greenhouses with the intent of being partner in the future- needs to reside on the property;
- House will be in line with existing houses at 8850, 8860 and 8870 Clarence Center Road, owned by the Thompson Family.

Reasons **we do not wish** to build house on Southern side of property along Clarence Center Road, west of our home at 8820 Clarence Center Road:

- Application pending within Erie County placing 19 acres of the property at 8850 Clarence Center Road into Designated Erie County Agriculture District and Application pending within Erie County for Agriculture Assessments;
- Location of Natural Gas Well on South side of property;
- Location of existing irrigation lines to fields for crop irrigation;
- Location of existing North running drainage ditch that drains greenhouses into retention pond in the back woods along with all runoff from Amber Leigh Development across street; Ditch currently mowed by the Town of Clarence Highway Department from road to woods;
- Bow hunting would be prohibited due to a home being within a 500' range of wooded area (we took out a buck and doe so far this bow season); we frequently apply for nuisance permits during non-bow hunting season due to deer approaching sales area of greenhouses and destroying crops; in the past deer have ruined crops both in the fields (mums) and greenhouse crops kept outside;
- Desire to leave the South/West parcel of property intact for future agricultural and farming use.



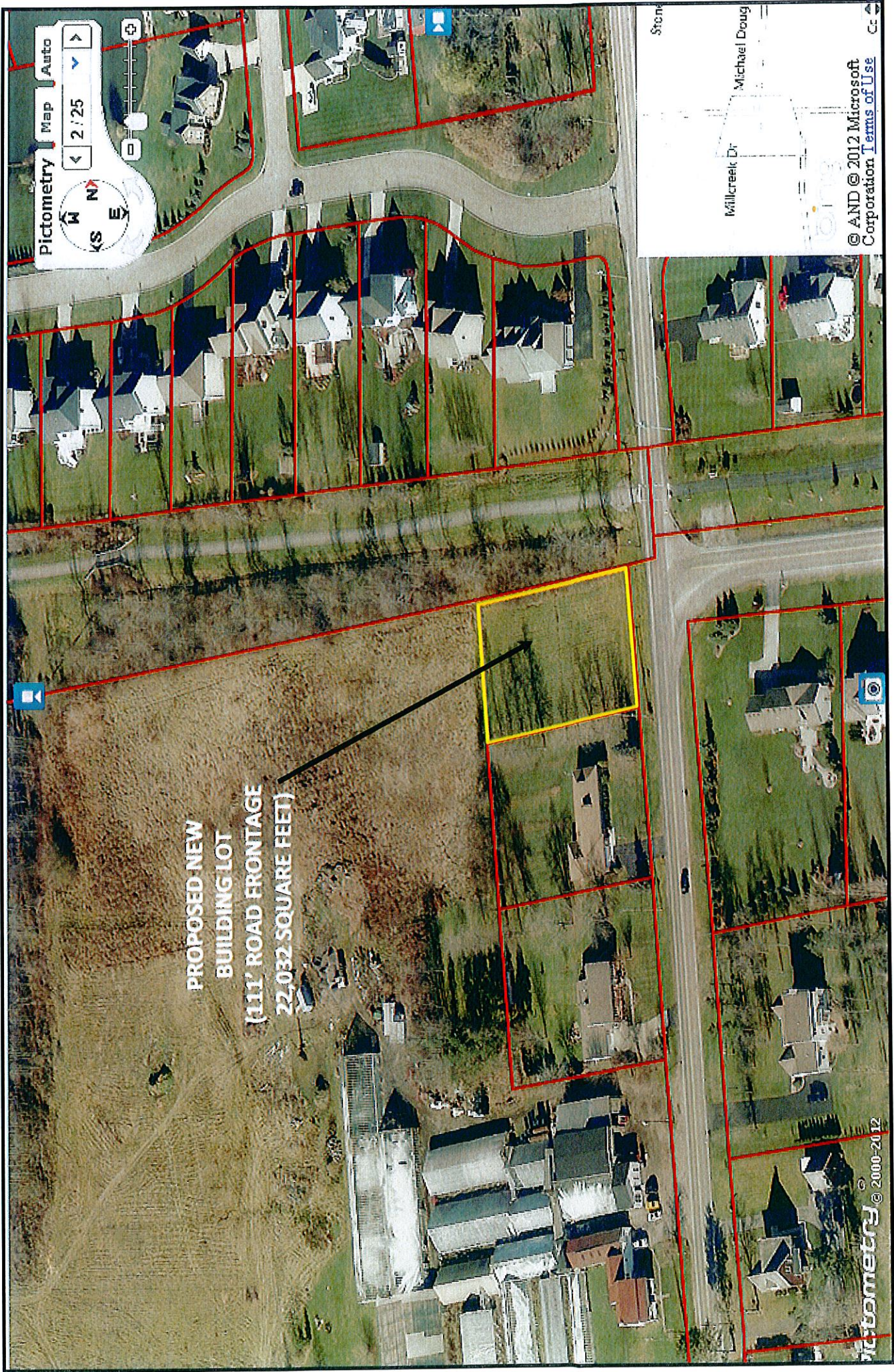
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

	PART OF LOT: 4 HOLLAND LAND COMPANY'S SURVEY		SECT: 11	TWP: 12	RGE: 6	
	MAP COVER:		SUB LOT:			
	LOCATED IN: TOWN OF CLARENCE, COUNTY OF ERIE, STATE OF NEW YORK					
	DATE	DRAWING REVISIONS				
<p>WARNING: UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. © COPYRIGHT 2012 WM. SCHUTT & ASSOCIATES</p>						
SCALE: 1"=80'		DATE: 09/20/2012		SURVEY FILE: A/12162-02		

WM SCHUTT ASSOCIATES

37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM



PROPOSED NEW
BUILDING LOT
(111' ROAD FRONTAGE
22,032 SQUARE FEET)

Pictometry Map Auto

< 2 / 25 >

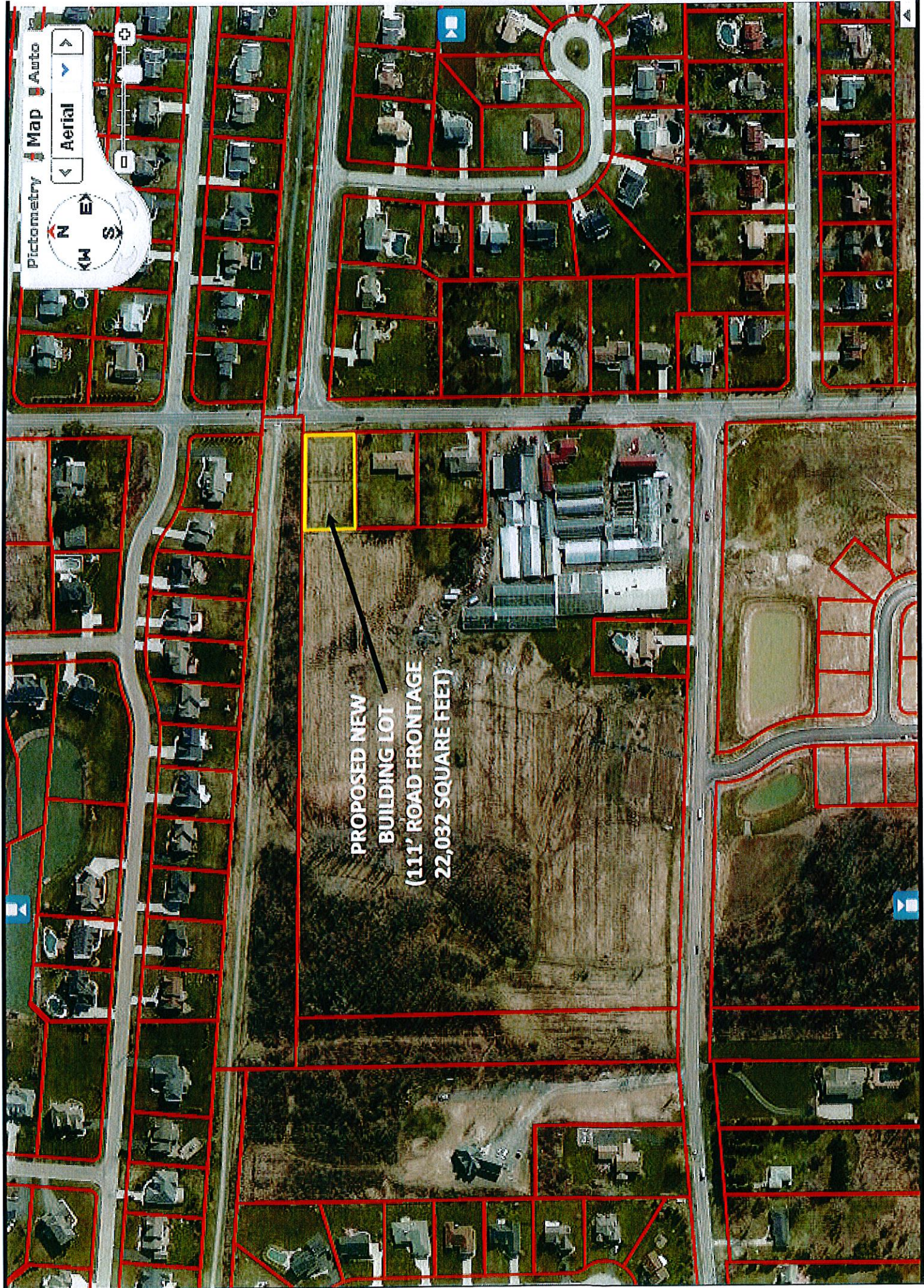
KS N E

Stone

Millcreek Dr
Michael Doug

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PROPOSED NEW
BUILDING LOT
(111' ROAD FRONTAGE
22,032 SQUARE FEET)

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☐ Other

Rec'd. by: Brad Packard

Date October 31, 2012

Action Desired Applicant is requesting a .98' variance to allow for a 29.02'
front yard setback to a primary residence at 5851 Monaghan
Lane in the Planned Unit Residential Development zoning
district (Waterford Village Commons, Map Cover #3467: Lot #188).

Reason _____

Town Code Reference: _____

Section 229-52 (A) (1) _____

PLEASE PRINT

Name <u>Ryan Homes</u>	<u>(Jeff Liffiton</u> <u>Project Manager)</u>
Address <u>1026 Union Road, Suite #4</u>	
<u>West Seneca NY 14224</u>	
Town/City <u>West Seneca</u>	State <u>NY</u>
Phone <u>818-9036</u>	Zip <u>14224</u>
Signed <u>SIGNATURE ON FILE</u>	

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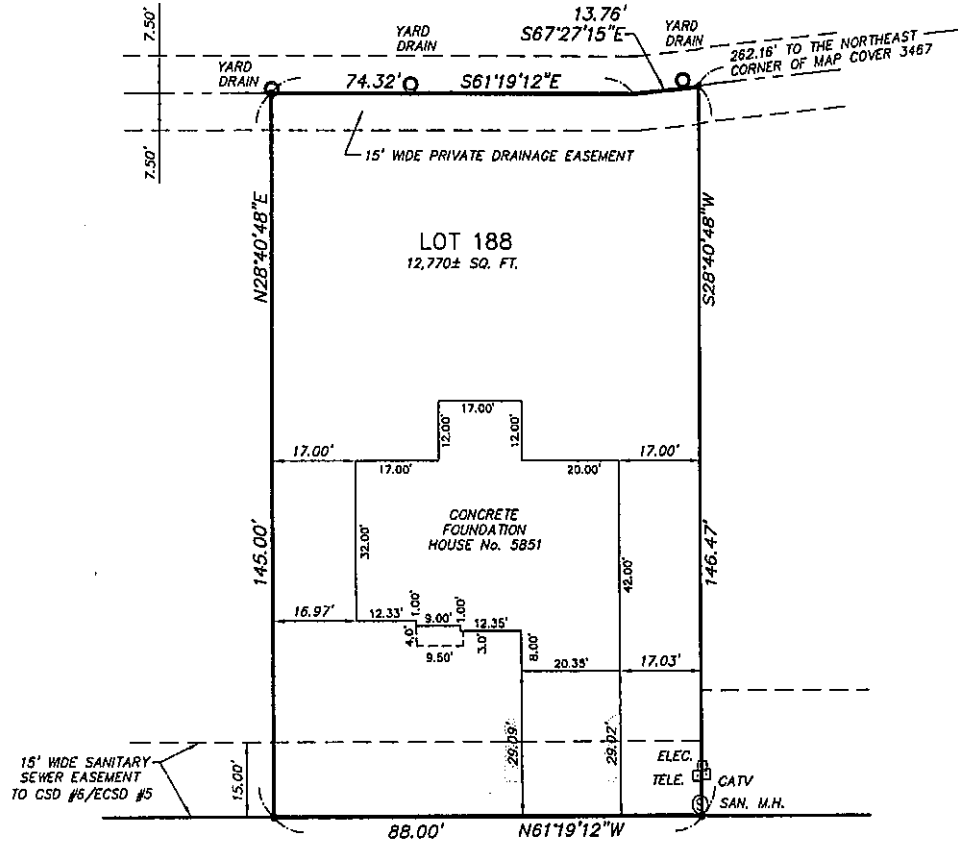
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• SET OR EX. 5/8" REBAR

OCT 17 2012



#5851

MONAGHAN (60.0' WIDE) LANE

SURVEY OF

SUBLOT 188, MAP COVER 3467

WATERFORD COMMONS PHASE 3 PART B

BEING PART OF LOT 3, SECTION 11, TOWNSHIP 12, RANGE 6

HOLLAND LAND SURVEY

TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

W. Pratt

DATE	REVISION/TYPE
10/2/12	FOUNDATION LOCATION



GPI ENGINEERING & SURVEYING, LLP
FORMERLY PRATT & HUTH ASSOCIATES, LLP
ENGINEERING • SURVEYING • PLANNING
4950 GENESEE STREET, SUITE 165
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

Job No. 2979-188

Date: JULY 3, 2012

Scale 1" = 30'

Tax No.